

163.44 acres/66 hectares

3,600 feet/1,097 meters of southbound
183-A frontage

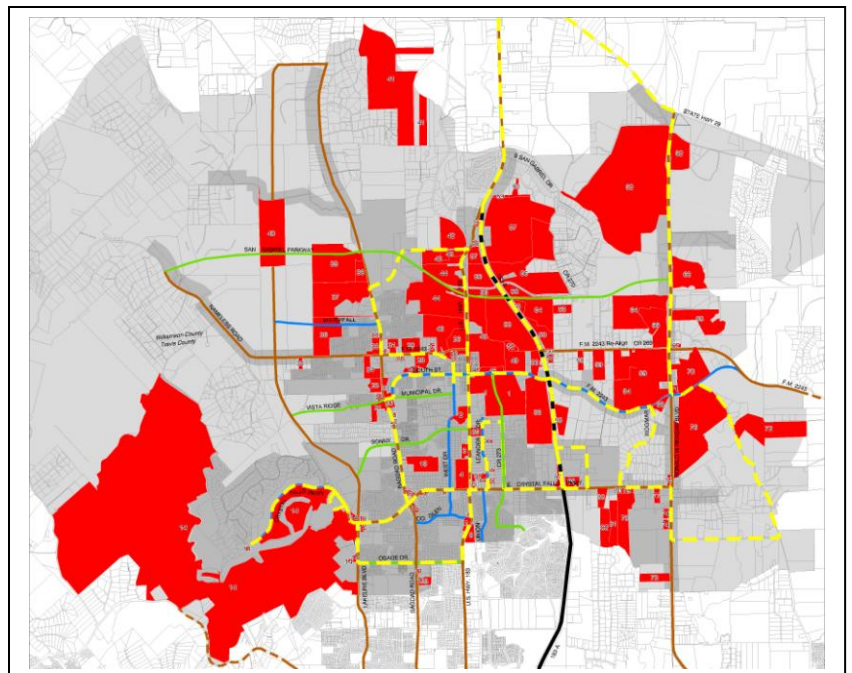
Utilities – water & wastewater

Greenfield

Zoning – Leander Smart Code, Planned
Unit Development (PUD) Overlay and
Composite Zoning Ordinance

Mr. Ryan Betz
(469) 682-2212 mobile
ryan@betzcompany.com

Mr. Don Collins
(214) 802-8264 mobile
don2705a@aol.com



**163.44 Acres/66 Hectares
Leander Crossing**

Site 85

Property				
Total Acreage: 163.44 acres/66 hectares			Map: MAPSCO Austin 2006 Street Guide, pgs. 342 & 343, Sec. D, H & A, E	
Location				
City: Leander			County: Williamson	
Address/Directions: Southwest corner of 183-A and FM 2243				
Within City Limits: Yes			Distance from City Limits: Not Applicable	
Distance to US Highways: immediate frontage east Distance to Interstate Highways: 10 Miles/16.1 Kilometers			Type of Zoning: Leander Smart Code, Planned Unit Development (PUD) Overlay, Multifamily, General Commercial and Single Family	
General Site Information				
Previous Use of Site: Ranch & Homestead		General Condition: Excellent		Dimensions: 1,328 x 1,700 feet/405 x 518 meters
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with 3 to 16 percent slopes			Shrink/Swell Capacity: Low to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: Yes		Can Site Be Divided: Yes		Lot Size: Negotiable
Improvements				
Distance to Rail: One-mile/1.6 km to the Capital Metro park-and-ride/train station			Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston			Other Improvements: 183-A and FM 2243 frontage	
Fenced: Yes			Landscaped: No	
Located within an Industrial Park: No			Type of Business: Commercial, Retail, Residential	
Deed Restriction(s): Yes, Development Agreement with the City of Leander			Covenants: No	
Utilities				
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 12 inch/30.5 cm Pressure: 60 psi/413.7 kilopascal		Sewer - Size of Nearest Line: 8 & 10 inch/20.3 & 25.4 cm stubbed at the property
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com	
Natural Gas Service: ATMOS Energy, (512) 310-3810		Size of Nearest Line: 8 inch/20.3 cm		Pressure: Intermediate Pressure located at Crystal Falls and CR 271 for 343 E, 342 H access from Woodview Drive
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com	
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net	
Sales Information				
Contact: Messrs. Ryan Betz or Don Collins	Phone: (469) 682-2212 or (214) 802-8264	Facs: (972) 503-2212	Email: ryan@betzcompany.com or don2705a@aol.com	Web Site: www.betzcompany.com
Sales Price: Negotiable			Lease Price: Negotiable	
Comments: Over 3,600 feet/1,097 meters of 183-A frontage with utilities access within the www.cnu.org, award-winning Transit Oriented Development (TOD).				

City of Leander Economic Development Department ♦ www.leandertx.org ♦ (512) 528-2852

The information contained herein is from sources deemed reliable, but no guarantee is made or responsibility assumed by the City of Leander Economic Development Department as to its accuracy.